IN OR 249 PG 526
R 334460 & R 334461

MCSTEPHENSON EDITH B
P O BOX 13
BRYCEVILLE, FL 32009-0013

2024

19-1S-24-0000-0004-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

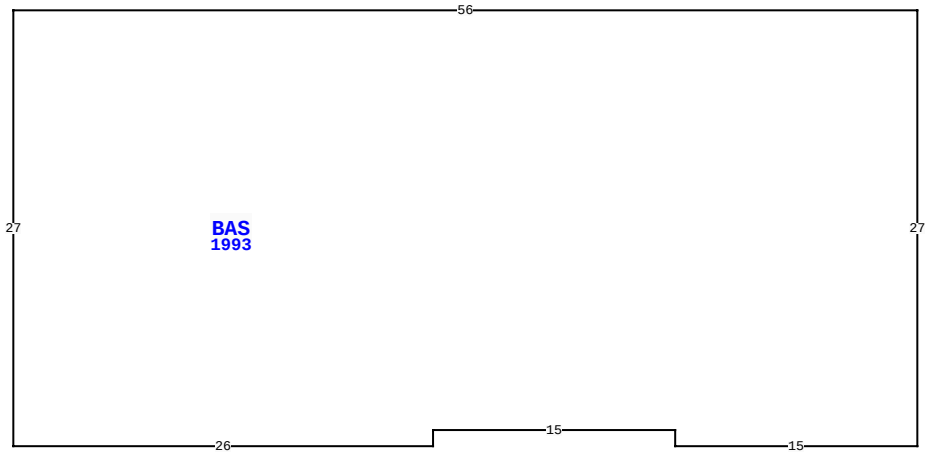
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	35,838
TOTALS	1,497		1,497	35,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,497	114.0000	79.80	119,461	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1497 HX Base Yr



6529 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,838
TOTAL MARKET OB/XF VALUE		8,582
TOTAL LAND VALUE - MARKET		96,500
TOTAL MARKET VALUE		140,920
SOH/AGL Deduction		97,374
ASSESSED VALUE		43,546
TOTAL EXEMPTION VALUE	HX HB DX SX	43,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		140,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007107	GARAGE	21,600	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0213/0361	1/01/1976	WD	Q	V		7,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E26 N1 E15 S1 E15 N27 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0510	GARAGE WD-	0	100	30	24	720.00	SF	29.75	29.75	100	2000	2000	3	28	5,998	
4	0351	CARPORT MT	0	100	20	24	480.00	SF	6.50	6.50	100	2000	2000	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 8,582

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	3.86	AC		1.00	1.00	1.00	25,000.00	25,000.00	96,500							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 3.86 Total Land Value: 96,500 Market: 0 Agricultural: 0 Common: 96,500 PRINTED 08/06/2024 BY SYS